4.0 ERRATA

4.1 INTRODUCTION

The Final Environmental Impact Report (EIR) is composed of DEIR 2005 and Appendices (Volumes I and II); the Recirculated Draft EIR; and Responses to Comments (Volumes III and IV). Any corrections to the DEIR 2005 or Recirculated Draft EIR text, generated either from responses to comments or independently by the City of Long Beach (City), are stated in this volume of the Final EIR. Neither the DEIR 2005 text (Volumes I or II) nor the Recirculated Draft EIR text has been modified to reflect these errata.

This Errata is provided to clarify, refine, and provide supplemental information for DEIR 2005 and the Recirculated Draft EIR. Changes may be corrections or clarifications to the text of DEIR 2005 or the Recirculated Draft EIR. Other changes may clarify the analysis in the EIR based on the information and concerns raised by commentators during the public comment period.

The information included in these errata resulting from the public comment process does not constitute substantial new information that requires recirculation of DEIR 2005 or the Recirculated Draft EIR. California Environmental Quality Act (CEQA) Guidelines Section 15088.5 states, in part:

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation includes, for example, a disclosure showing that:

(1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

(2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.

(3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

(4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

The changes to the Draft EIR and the Recirculated Draft EIR included in this Errata do not constitute "significant" new information because:

1. No new significant environmental impact would result from the project or from a new mitigation measure;
2. There is no substantial increase in the severity of an environmental impact that would result unless mitigation measures are adopted that reduce the identified significant impacts to a level of insignificance;
3. No feasible project alternative or mitigation measure considerably different from others previously analyzed has been proposed or identified that would clearly lessen the significant environmental impacts of the project; and
4. The Draft EIR is not fundamentally or basically inadequate or conclusory in nature such that meaningful public review and comment were precluded.

Therefore, recirculation of DEIR 2005 and the Recirculated Draft EIR is not required because the new information added to the Final EIR through this Errata clarifies, amplifies, or makes insignificant modifications to the already adequate DEIR 2005 and the Recirculated Draft EIR.

For simplicity, the errata below are in the same order as in DEIR 2005 and the Recirculated Draft EIR. The document being changed is indicated in the heading of each section. Changes in text are signified by strikeouts (~~strikeouts~~) where text has been removed and by underline (<u>underline</u>) and a vertical line in the right-hand margin where text has been added.

RECIRCULATED DRAFT EIR

SECTION 1.0: EXECUTIVE SUMMARY

1.2 SUMMARY OF PROJECT DESCRIPTION

Development of the retail-commercial center includes the provision of necessary infrastructure, including drainage, sewage disposal, water, solid waste, electricity, natural gas, and telecommunications. Project construction includes installation of a 4-inch gas line connecting the development to an existing 14-inch gas line at the intersection of Studebaker Road and Seventh Street or to the existing 16-inch gas line in Studebaker Road. Project construction also includes improvements to the local Vista Street sewer system and installation of a private force main mounted to the Loynes Drive bridge, and construction of ~~an~~ a private on-site lift station equipped with a wet well and odor control system. More specifically, the project includes the replacement of 265 feet of an existing 8-inch diameter public sewer line with a 10-inch diameter sewer line in Vista Street between Daroca Street and Margo Street, and the replacement of 261 feet of an 8-inch diameter sewer line with a 10 inch diameter sewer line between the manhole at Daroca Street and Vista Street and the first manhole in the golf course.

In the Response to Comments on the Recirculated Draft EIR, clarifications were made to the text in Section 1.0, Executive Summary, as requested by the Long Beach Water Department. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 1.0: EXECUTIVE SUMMARY

1.6 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.A: Summary of Project-Specific Impacts, Mitigation Measures, and Level of Significance

Potential Environmental Effect	Mitigation Measure	Level of Significance After Mitigation
4.5: GEOLOGY AND SOILS		
Wastewater Disposal. The project does not include the use of septic tanks or alternative methods for disposal of wastewater into the subsurface soils. A new private sewer line is proposed to connect the Home Depot Site to the public sewer system. Refer to Section 4.10, Public Services and Utilities, for a detailed discussion of this project component. The proposed open space site does not require sewerage services.	No mitigation is required.	Less than significant
4.10: PUBLIC SERVICES AND UTILITIES		
Water Entitlements/Water Supplies. The proposed project includes the replacement of existing on-site infrastructure and provides connections to existing water mains under Studebaker Road. New private water lines will be constructed. The proposed open space site will connect to an existing water main under 7th Street. A temporary, short-term increased demand for water may occur during project construction. These demands are approximately 2,660 gallons per acre per day and are not expected to have any adverse impacts on existing water systems or supplies. In addition, there may be a long-term increase in demand for landscaping and operations upon project completion. Based on consultation with the LBWD, the project will not necessitate new or expanded water entitlements. Additionally, private on-site water systems will be designed and constructed to provide adequate water service. Impacts related to water usage and supplies will be less than significant.	No mitigation is required.	Less than significant
Water or Wastewater Treatment Facilities/Wastewater Treatment Capacity. The project will generate approximately 10,000 gallons of wastewater per day. A new private sewer system will be installed on site in accordance with the ~~LBWD and the City's building and planning standards~~ standards of the City's Department of Building and Planning. Project-generated wastewater will not exceed the existing capacity of the sewer delivery system or the existing capacity of the JWPCP. Therefore, the proposed project will not require the construction of new or expanded wastewater treatment facilities. Project impacts related to the provision of wastewater treatment services are considered less than significant. Payment of a connection fee will be required before a permit to connect to existing facilities is issued. In addition, the project will be required	No mitigation is required.	Less than significant

Potential Environmental Effect	Mitigation Measure	Level of Significance After Mitigation
to comply with all City of Long Beach, LBWD, and LACSD requirements for design and construction of new sewer infrastructure.		

In the Response to Comments on the Recirculated Draft EIR, clarifications were made to the text in Section 1.0, Executive Summary, as requested by the Long Beach Water Department. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 3.0: PROJECT DESCRIPTION

3.3 PROJECT CHARACTERISTICS

The proposed private on-site sewer system will collect all sanitary waste from the development and discharge to a~~n~~ private on-site lift station located approximately 300 feet east of the development's main entrance. The lift station will be equipped with a wet well, which will temporarily hold the wastewater for periodic pumping and contain peak-flow volumes. The wet well will be sized to contain approximately twice the volume needed for the estimated peak-flow volumes. The lift station would be equipped with primary (lead) and secondary (back-up) grinder pumps. These pumps grind large materials to eliminate potential clogging and will produce flows of approximately 10 to 15 gallons per minute (gpm) and a combined maximum output of approximately 30 gpm if both pumps operate simultaneously. Whenever there is sufficient volume in the lift station wet well, level sensors will activate the lead pump. On average, the pumps would operate less than three hours per day. Should the lead pump fail, the back-up pump would start automatically. The pumps will be carefully selected and controlled such that the lift station cannot exceed the maximum pumping capacity allowed by the City to assure that the residential sewer will not back up.

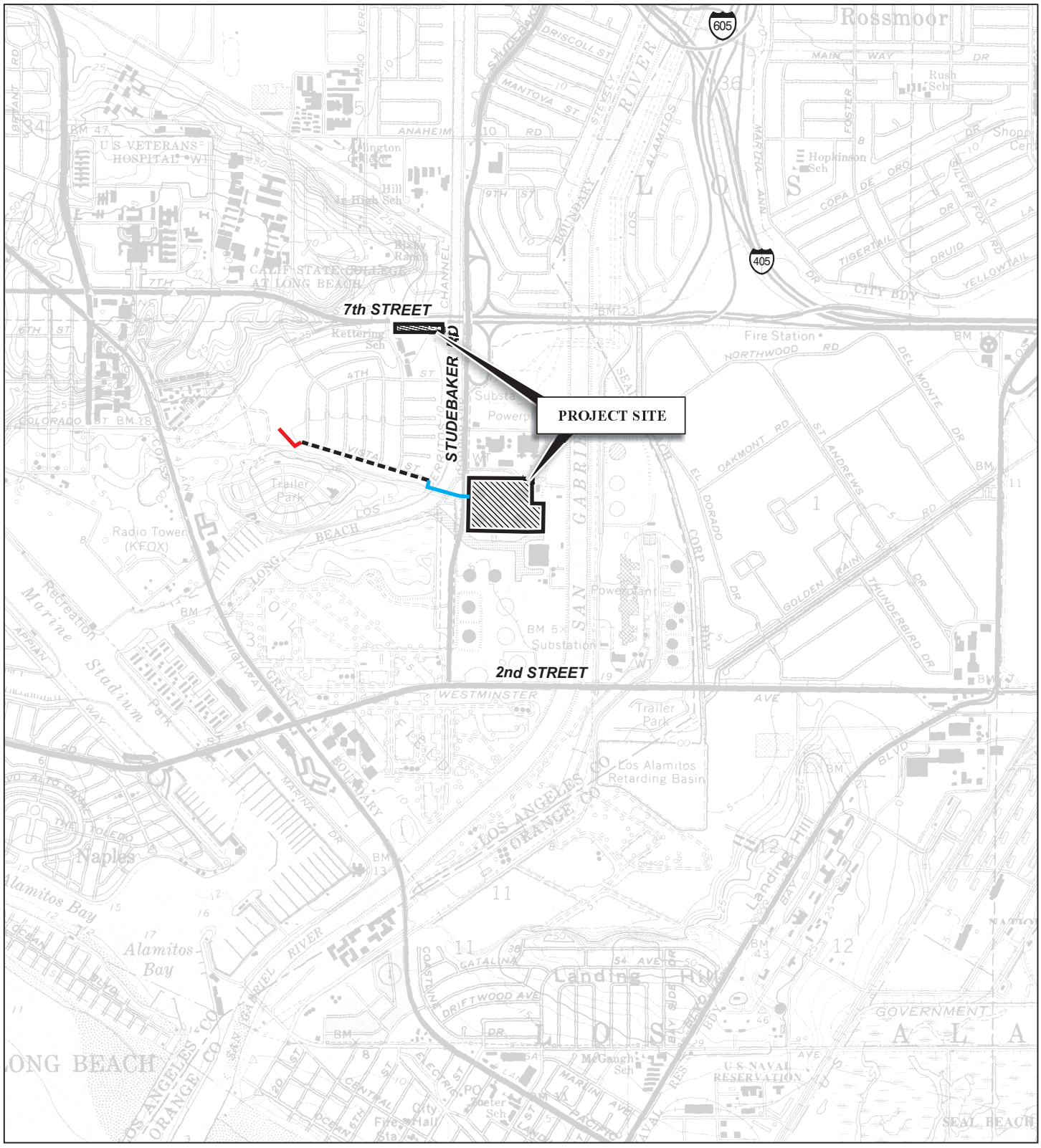
In the Response to Comments on the Recirculated Draft EIR, clarifications were made to the text in Section 3.0, Project Description. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 3.0: PROJECT DESCRIPTION

FIGURE 3.8: CONCEPTUAL SEWER LINE EXTENSION

In the Response to Comments on the Recirculated Draft EIR, changes were made to Figure 3.8. The revised figure is shown on the next page. The figure was revised to show the sewer line replacement in the Bixby Village Golf Course. The legend was corrected to read "Proposed 2 inch Force Main." These changes clarify information presented in the Recirculated Draft EIR and do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.



LSA

N

PROJECT AREA

PROPOSED 2" FORCE MAIN

EXISTING 8" SEWER LINE

PROPOSED 10" SEWER LINE

FIGURE 3.8

Home Depot East Long Beach

Conceptual Sewer Line Extension

NOTE: Not to Scale. Conceptual Representation Only

SOURCE: USGS 7.5' Quads - *Seal Beach & Los ALamitos, Ca.*

I:\CLB430\G\HD ELB\Sewer_line.cdr (7/27/06)

DEIR 2005

SECTION 4.2: AIR QUALITY

4.2.1 EXISTING ENVIRONMENTAL SETTING

Table 4.2.A: Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[1]		Federal Standards[2]		
		Concentration[3]	Method[4]	Primary[3,5]	Secondary[3,6]	Method[7]
Ozone (O_3)	1-Hour	0.09 ppm (180 µg/m^3)	Ultraviolet Photometry	0.12 ppm (235 µg/m^3)[8]	Same as Primary Standard	Ultraviolet Photometry
	8-Hour	--		0.08 ppm (157 µg/m^3)[8]		
Respirable Particulate Matter (PM_{10})	24-Hour	50 µg/m^3	Gravimetric or Beta Attenuation	150 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m^3		50 µg/m^3		
Fine Particulate Matter ($PM_{2.5}$)	24-Hour	No Separate State Standard		65 µg/m^3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m^3	Gravimetric or Beta Attenuation	15 µg/m^3		
Carbon Monoxide (CO)	8-Hour	9.0 ppm (10 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m^3)	None	Non-Dispersive Infrared Photometry (NDIR)
	1-Hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		
	8-Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		--	--	--
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	--	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m^3)	Same as Primary Standard	Gas Phase Chemiluminescence
	1-Hour	0.25 ppm (470 µg/m^3)		--		
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	--	Ultraviolet Fluorescence	0.030 ppm (80 µg/m^3)	--	Spectrophotometry (Pararosaniline Method)
	24-Hour	0.04 ppm (105 µg/m^3)		0.14 ppm (365 µg/m^3)	--	
	3-Hour	--		--	0.5 ppm (1300 µg/m^3)	
	1-Hour	0.25 ppm (655 µg/m^3)		--	--	
Lead[9] (Pb)	30 Day Average	1.5 µg/m^3	Atomic Absorption	--	--	High-Volume Sampler and Atomic Absorption
	Calendar Quarter	--		1.5 µg/m^3	Same as Primary Standard	
Visibility-Reducing Particles	8-Hour	Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		**No Federal Standards**		
Sulfates	24-Hour	25 µg/m^3	Ion Chromatography			
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m^3)	Ultraviolet Fluorescence			
Vinyl Cloride[9]	24-Hour	0.01 ppm (26 µg/m^3)	Gas Chromatography			

Source: ~~ARB (July 2003).~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.B: Summary of Potential Health and Environmental Effects of the Major Criteria Air Pollutants

Pollutants	Sources	Primary Effects
Ozone (O_3)	Atmospheric reaction of organic gases with nitrogen oxides in the presence of sunlight.	Aggravation of respiratory and cardiovascular diseases. Irritation of eyes. Impairment of cardiopulmonary function. Plant leaf injury.
Nitrogen Dioxide (NO_2)	Motor vehicle exhaust. High temperature stationary combustion. Atmospheric reactions.	Aggravation of respiratory illness. Reduced visibility. Reduced plant growth. Formation of acid rain.
Carbon Monoxide (CO)	Byproducts from incomplete combustion of fuels and other carbon containing substances, such as motor exhaust. Natural events, such as decomposition of organic matter.	Reduced tolerance for exercise. Impairment of mental function. Impairment of fetal development. Death at high levels of exposure. Aggravation of some heart diseases (angina).
Suspended Particulate Matter ($PM_{2.5}$ and PM_{10})	Stationary combustion of solid fuels. Construction activities. Industrial processes. Atmospheric chemical reactions.	Reduced lung function. Aggravation of the effects of gaseous pollutants. Aggravation of respiratory and cardiorespiratory diseases. Increased cough and chest discomfort. Soiling. Reduced visibility.
Sulfur Dioxide (SO_2)	Combustion of sulfur-containing fossil fuels. Smelting of sulfur-bearing metal ores. Industrial processes.	Aggravation of respiratory diseases (asthma, emphysema). Reduced lung function. Irritation of eyes. Reduced visibility. Plant injury. Deterioration of metals, textiles, leather, finishes, coatings, etc.
Lead (Pb)	Contaminated soil (e.g., from leaded fuels and lead-based paints).	Impairment of blood function and nerve construction. Behavioral and hearing problems in children.

Source: ~~ARB 2001.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.C: Attainment Status of Criteria Pollutants in the South Coast Air Basin

Pollutant	State	Federal
O_3 1-hour	Nonattainment	Extreme Nonattainment
O_3 8-hour	Not Applicable	Severe-17 Nonattainment
PM_{10}	Nonattainment	Serious Nonattainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Nonattainment-transitional (only Los Angeles County)	Attainment (based on findings in the 2003 SCAQMD AQMP)
NO_2	Attainment	Attainment/Maintenance
All others	Attainment/Unclassified	Attainment/Unclassified

Source: ~~ARB 2004~~ LSA Associates, Inc. 2005. Air Quality Analysis. ~~(http://www.arb.ca.gov/desig/desig.htm)~~

Table 4.2.D: Ambient Air Quality at the North Long Beach Air Monitoring Station

Pollutant	Standard	2004	2003	2002	2001
Carbon Monoxide (CO)					
Maximum 1-hr concentration (ppm)		4.2	5.5	5.8	6.0
Number of days exceeded:	State: > 20 ppm	0	0	0	0
	Federal: > 35 ppm	0	0	0	0
Maximum 8-hr concentration (ppm)		3.4		4.7	4.7
Number of days exceeded:	State: ≥ 9.0 ppm	0	0	0	0
	Federal: ≥ 9 ppm	0	0	0	0
Ozone (O_3)					
Maximum 1-hr concentration (ppm)		0.090	0.099	0.084	0.091
Number of days exceeded:	State: > 0.09 ppm	0	1	0	0
	Federal: > 0.12 ppm	0	0	0	0
Maximum 8-hr concentration (ppm)		0.074	0.0068	0.064	0.070
	Federal: > 0.08 ppm	0	0	0	0
Coarse Particulates (PM_{10})					
Maximum 24-hr concentration ($\mu g/m^3$)		72	63	74	91
Number of days exceeded:	State: > 50 $\mu g/m^3$	2	4	5	10
	Federal: > 150 $\mu g/m^3$	0	0	0	0
Annual arithmetic average concentration ($\mu g/m^3$)		ND	33	36	37
Exceeded for the year:	State: > 20 $\mu g/m^3$	ND	Yes	Yes	Yes
	Federal: > 50 $\mu g/m^3$	ND	No	No	No
Fine Particulates ($PM_{2.5}$)					
Maximum 24-hr concentration ($\mu g/m^3$)		61.0	115.2	62.7	72.9
	Federal: > 65 $\mu g/m^3$	0	3	0	1
Annual arithmetic average concentration ($\mu g/m^3$)		ND	18.0	19.5	21.2
Exceeded for the year:	State: > 12 $\mu g/m^3$	ND	Yes	Yes	Yes
	Federal: > 15 $\mu g/m^3$	ND	Yes	Yes	Yes
Nitrogen Dioxide (NO_2)					
Maximum 1-hr concentration (ppm)		0.12	0.14	0.13	0.12
Number of days exceeded:	State: > 0.25 ppm	0	0	0	0
Annual arithmetic average concentration (ppm)		ND	0.026	0.029	0.030
	Federal: > 0.053 ppm	ND	No	No	No

Pollutant	Standard	2004	2003	2002	2001
Sulfur Dioxide (SO_2)					
Maximum 1-hr concentration (ppm)		0.038	0.033	0.030	0.047
	State: > 0.25 ppm	0	0	0	0
Maximum 3-hr concentration (ppm)		0.026	0.020	0.026	0.027
	Federal: > 0.5 ppm	0	0	0	0
Maximum 24-hr concentration (ppm)		0.011	0.008	0.008	0.009
Number of days exceeded:	State: > 0.04 ppm	0	0	0	0
	Federal: > 0.14 ppm	0	0	0	0
Annual arithmetic average concentration (ppm)		0.006	0.002	0.002	0.003
Exceeded for the year:	Federal: > 0.030 ppm	No	No	No	No

Source: ~~EPA and ARB, 2005.~~ LSA Associates, Inc. 2005. Air Quality Analysis.
ppm = parts per million
$\mu g/m^3$ = microgram of pollutant per cubic meter of air
ND = No data available

Table 4.2.E: Existing Weekday CO Concentrations[1]

Intersection	Receptor to Road Centerline Distance (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr	8-Hr
Pacific Coast Highway and 2nd St.	24	10.6	7.9	No	No
	24	10.6	7.9	No	No
	22	10.4	7.8	No	No
	21	10.1	7.5	No	No
Pacific Coast Highway and Loynes Dr.	21	8.4	6.4	No	No
	19	8.4	6.4	No	No
	19	8.4	6.4	No	No
	17	8.4	6.4	No	No
Pacific Coast Highway and Bellflower Blvd.	20	8.0	6.1	No	No
	18	8.0	6.1	No	No
	17	7.9	6.0	No	No
	16	7.9	6.0	No	No
Pacific Coast Highway and 7th St.	21	11.5	8.5	No	No
	21	11.2	8.3	No	No
	17	11.0	8.2	No	No
	16	10.9	8.1	No	No
Pacific Coast Highway and Studebaker Rd.	17	9.7	7.3	No	No
	15	9.7	7.3	No	No
	15	9.7	7.3	No	No
	15	9.4	7.1	No	No
Bixby Village and Loynes Dr.	14	6.8	5.2	No	No
	14	6.8	5.2	No	No
	14	6.8	5.2	No	No

[1] Includes ambient one-hour concentration of 5.9 ppm and ambient eight-hour concentration of 4.6 ppm. Measured at the 3648 North Long Beach Boulevard, Long Beach, CA, AQ Station (Los Angeles County).

Intersection	Receptor to Road Centerline Distance (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr	8-Hr
	14	6.8	5.2	No	No
Studebaker Rd. and Loynes Dr.	17	8.6	6.5	No	No
	17	8.5	6.4	No	No
	14	8.4	6.4	No	No
	14	8.3	6.3	No	No
Studebaker Rd. and SR-22 EB ramps	15	8.9	6.7	No	No
	14	8.8	6.6	No	No
	14	8.7	6.6	No	No
	14	8.7	6.6	No	No
Studebaker Rd. and SR-22 WB ramps	15	9.2	6.9	No	No
	14	9.1	6.8	No	No
	14	9.0	6.8	No	No
	14	8.7	6.6	No	No
Studebaker Rd. and 2nd St.	17	9.1	6.8	No	No
	17	8.6	6.5	No	No
	17	8.5	6.4	No	No
	14	8.4	6.4	No	No
Studebaker Rd. and AES plant driveway	14	8.4	6.4	No	No
	14	8.3	6.3	No	No
	14	8.3	6.3	No	No
	12	8.3	6.3	No	No

Source: ~~LSA Associates, Inc., December 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.F: Existing Weekend CO Concentrations[1]

Intersection	Receptor to Road Centerline Distance (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr	8-Hr
Pacific Coast Highway and 2nd St.	24	9.3	7.0	No	No
	24	9.3	7.0	No	No
	22	9.3	7.0	No	No
	21	9.2	6.9	No	No
Pacific Coast Highway and Loynes Dr.	21	7.9	6.0	No	No
	19	7.9	6.0	No	No
	19	7.8	5.9	No	No
	19	7.8	5.9	No	No
Pacific Coast Highway and Bellflower Blvd.	20	7.9	6.0	No	No
	18	7.8	5.9	No	No
	17	7.8	5.9	No	No

[1] Includes ambient one-hour concentration of 5.9 ppm and ambient eight-hour concentration of 4.6 ppm. Measured at the 3648 North Long Beach Boulevard, Long Beach, CA, AQ Station (Los Angeles County).

Intersection	Receptor to Road Centerline Distance (Meters)	Existing One-Hour CO Concentration (ppm)	Existing Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
				1-Hr	8-Hr
	16	7.8	5.9	No	No
Pacific Coast Highway and 7th St.	21	9.1	6.8	No	No
	21	9.0	6.8	No	No
	17	8.8	6.6	No	No
	16	8.8	6.6	No	No
Pacific Coast Highway and Studebaker Rd.	17	9.1	6.8	No	No
	15	8.9	6.7	No	No
	15	8.9	6.7	No	No
	15	8.7	6.6	No	No
Bixby Village and Loynes Dr.	15	6.5	5.0	No	No
	14	6.5	5.0	No	No
	14	6.4	5.0	No	No
	14	6.4	5.0	No	No
Studebaker Rd. and Loynes Dr.	17	8.0	6.1	No	No
	14	8.0	6.1	No	No
	14	7.9	6.0	No	No
	14	7.9	6.0	No	No
Studebaker Rd. and SR-22 EB ramps	15	7.8	5.9	No	No
	14	7.8	5.9	No	No
	14	7.7	5.9	No	No
	14	7.7	5.9	No	No
Studebaker Rd. and SR-22 WB ramps	15	7.6	5.8	No	No
	14	7.5	5.7	No	No
	14	7.5	5.7	No	No
	14	7.4	5.7	No	No
Studebaker Rd. and 2nd St.	17	8.9	6.7	No	No
	17	8.5	6.4	No	No
	17	8.4	6.4	No	No
	14	8.2	6.2	No	No
Studebaker Rd. and AES plant driveway	14	7.8	5.9	No	No
	14	7.8	5.9	No	No
	14	7.8	5.9	No	No
	12	7.8	5.9	No	No

Source: ~~LSA Associates, Inc., December 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.G: 2006 CO Concentrations[1]

Intersection	Receptor to Road Centerline Distance (Meters)	Project Related Increase 1-hr/8-hr (ppm)	Without/With Project One-Hour CO Concentration (ppm)	Without/With Project Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Pacific Coast Highway and 2nd St.	24/24	0.1/0.1	10.2/10.3	7.6/7.7	No	No
	24/24	0.0/0.0	10.2/10.2	7.6/7.6	No	No
	22/22	0.1/0.0	10.0/10.1	7.5/7.5	No	No
	21/21	0.0/0.0	9.9/9.9	7.4/7.4	No	No
Pacific Coast Highway and Loynes Dr.	21/19	0.0/0.0	8.3/8.3	6.3/6.3	No	No
	19/19	0.0/0.0	8.2/8.2	6.2/6.2	No	No
	19/17	0.1/0.1	8.1/8.2	6.1/6.2	No	No
	17/17	0.0/0.0	8.1/8.1	6.1/6.1	No	No
Pacific Coast Highway and Bellflower Blvd.	20/20	0.0/0.0	8.1/8.1	6.1/6.1	No	No
	18/18	0.0/0.0	8.1/8.1	6.1/6.1	No	No
	16/17	0.0/0.0	8.1/8.1	6.1/6.1	No	No
	16/16	0.0/0.0	8.0/8.0	6.1/6.1	No	No
Pacific Coast Highway and 7th St.	21/21	0.1/0.1	10.8/10.9	8.0/8.1	No	No
	21/21	0.0/0.0	10.6/10.6	7.9/7.9	No	No
	17/17	0.0/0.0	10.5/10.5	7.8/7.8	No	No
	16/16	0.0/0.0	10.4/10.4	7.8/7.8	No	No
Pacific Coast Highway and Studebaker Rd.	17/17	0.0/0.0	9.4/9.4	7.1/7.1	No	No
	15/15	0.0/0.0	9.3/9.3	7.0/7.0	No	No
	15/15	0.0/0.0	9.3/9.3	7.0/7.0	No	No
	15/15	0.0/0.0	9.1/9.1	6.8/6.8	No	No
Bixby Village and Loynes Dr.	14/14	0.1/0.0	6.7/6.8	5.2/5.2	No	No
	14/14	0.0/0.0	6.7/6.7	5.2/5.2	No	No
	14/14	0.0/0.0	6.7/6.7	5.2/5.2	No	No
	14/14	0.0/0.0	6.7/6.7	5.2/5.2	No	No
Studebaker Rd. and Loynes Dr.	17/17	0.1/0.1	8.5/8.6	6.4/6.5	No	No
	17/17	0.1/0.0	8.4/8.5	6.4/6.4	No	No
	15/15	0.1/0.1	8.3/8.4	6.3/6.4	No	No
	15/15	0.1/0.1	8.3/8.4	6.3/6.4	No	No
Studebaker Rd. and SR-22 EB ramps	15/15	0.1/0.1	8.6/8.7	6.5/6.6	No	No
	15/14	0.1/0.1	8.6/8.7	6.5/6.6	No	No
	14/14	0.1/0.0	8.4/8.5	6.4/6.4	No	No
	14/14	0.1/0.0	8.4/8.5	6.4/6.4	No	No
Studebaker Rd. and SR-22 WB ramps	15/15	0.1/0.1	9.3/9.4	7.0/7.1	No	No
	14/14	0.1/0.1	9.2/9.3	6.9/7.0	No	No
	14/14	0.1/0.1	9.1/9.2	6.8/6.9	No	No
	14/14	0.0/0.0	8.9/8.9	6.7/6.7	No	No
Studebaker Rd. and 2nd St.	17/17	0.6/0.4	9.3/9.9	7.0/7.4	No	No
	17/17	0.5/0.4	8.8/9.3	6.6/7.0	No	No
	17/17	0.5/0.3	8.7/9.2	6.6/6.9	No	No
	14/14	0.5/0.3	8.6/9.1	6.5/6.8	No	No

[1] Includes ambient one-hour concentration of 5.9 ppm and ambient eight-hour concentration of 4.6 ppm. Measured at the 3648 North Long Beach Boulevard, Long Beach, CA, AQ Station (Los Angeles County).

Intersection	Receptor to Road Centerline Distance (Meters)	Project Related Increase 1-hr/8-hr (ppm)	Without/With Project One-Hour CO Concentration (ppm)	Without/With Project Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Studebaker Rd. and AES plant driveway	14/14	0.1/0.0	8.4/8.5	6.4/6.4	No	No
	14/14	0.1/0.0	8.4/8.5	6.4/6.4	No	No
	12/14	0.0/0.0	8.4/8.4	6.4/6.4	No	No
	12/12	0.1/0.1	8.3/8.4	6.3/6.4	No	No

Source: ~~LSA Associates, Inc., December 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.H: 2006 Weekend CO Concentrations[1]

Intersection	Receptor to Road Centerline Distance (Meters)	Project Related Increase 1-hr/8-hr (ppm)	Without/With Project One-Hour CO Concentration (ppm)	Without/With Project Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Pacific Coast Highway and 2nd St.	24/24	0.6/0.4	9.2/9.8	6.9/7.3	No	No
	24/24	0.6/0.5	9.1/9.7	6.8/7.3	No	No
	22/22	0.5/0.4	9.1/9.6	6.8/7.2	No	No
	21/21	0.5/0.4	9.1/9.6	6.8/7.2	No	No
Pacific Coast Highway and Loynes Dr.	21/21	0.0/0.0	8.0/8.0	6.1/6.1	No	No
	19/19	0.0/0.0	8.0/8.0	6.1/6.1	No	No
	19/19	0.0/0.0	7.9/7.9	6.0/6.0	No	No
	19/19	0.0/0.0	7.9/7.9	6.0/6.0	No	No
Pacific Coast Highway and Bellflower Blvd.	20/20	0.1/0.1	7.8/7.9	5.9/6.0	No	No
	18/18	0.1/0.0	7.7/7.8	5.9/5.9	No	No
	17/17	0.1/0.0	7.7/7.8	5.9/5.9	No	No
	16/16	0.1/0.0	7.7/7.8	5.9/5.9	No	No
Pacific Coast Highway and 7th St.	21/21	0.0/0.0	9.1/9.1	6.8/6.8	No	No
	21/21	0.0/0.0	9.1/9.1	6.8/6.8	No	No
	17/17	0.2/0.2	8.8/9.0	6.6/6.8	No	No
	16/16	0.1/0.1	8.8/8.9	6.6/6.7	No	No
Pacific Coast Highway and Studebaker Rd.	17/17	0.0/0.0	9.4/9.4	7.1/7.1	No	No
	17/15	0.0/0.0	9.2/9.2	6.9/6.9	No	No
	15/15	0.1/0.1	9.1/9.2	6.8/6.9	No	No
	15/15	0.1/0.0	9.0/9.1	6.8/6.8	No	No
Bixby Village and Loynes Dr.	15/15	0.2/0.1	6.4/6.6	5.0/5.1	No	No
	14/15	0.1/0.0	6.4/6.5	5.0/5.0	No	No
	14/14	0.1/0.0	6.4/6.5	5.0/5.0	No	No
	14/14	0.1/0.0	6.4/6.5	5.0/5.0	No	No
Studebaker Rd. and Loynes Dr.	17/17	0.4/0.3	7.8/8.2	5.9/6.2	No	No
	15/17	0.3/0.2	7.8/8.1	5.9/6.1	No	No
	15/15	0.4/0.2	7.7/8.1	5.9/6.1	No	No
	15/15	0.4/0.2	7.7/8.1	5.9/6.1	No	No

[1] Includes ambient one-hour concentration of 5.9 ppm and ambient eight-hour concentration of 4.6 ppm. Measured at the 3648 North Long Beach Boulevard, Long Beach, CA, AQ Station (Los Angeles County).

Intersection	Receptor to Road Centerline Distance (Meters)	Project Related Increase 1-hr/8-hr (ppm)	Without/With Project One-Hour CO Concentration (ppm)	Without/With Project Eight-Hour CO Concentration (ppm)	Exceeds State Standards	
					1-Hr	8-Hr
Studebaker Rd. and SR-22 EB ramps	15/15	0.2/0.2	7.8/8.0	5.9/6.1	No	No
	15/15	0.2/0.2	7.8/8.0	5.9/6.1	No	No
	14/14	0.2/0.1	7.7/7.9	5.9/6.0	No	No
	14/14	0.1/0.0	7.7/7.8	5.9/5.9	No	No
Studebaker Rd. and SR-22 WB ramps	15/15	0.4/0.3	7.5/7.9	5.7/6.0	No	No
	14/14	0.3/0.2	7.5/7.8	5.7/5.9	No	No
	14/14	0.3/0.2	7.5/7.8	5.7/5.9	No	No
	14/14	0.3/0.2	7.3/7.6	5.6/5.8	No	No
Studebaker Rd. and 2nd St.	17/17	0.2/0.2	9.1/9.3	6.8/7.0	No	No
	17/17	0.2/0.1	8.6/8.8	6.5/6.6	No	No
	17/14	0.1/0.1	8.6/8.7	6.5/6.6	No	No
	14/7	0.2/0.1	8.3/8.5	6.3/6.4	No	No
Studebaker Rd. and AES plant driveway	14/14	0.1/0.1	7.9/8.0	6.0/6.1	No	No
	14/14	0.2/0.2	7.8/8.0	5.9/6.1	No	No
	14/14	0.2/0.2	7.8/8.0	5.9/6.1	No	No
	12/12	0.2/0.2	7.8/8.0	5.9/6.1	No	No

Source: ~~LSA Associates, Inc., December 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.I: Emissions from Construction Equipment Exhaust—Demolition and Grading

Source	Hours or Miles per Day	Pollutants (lbs./day)				
		CO	ROC	NO_X	SO_X	PM_{10}
Demolition						
2 Dozers	10 hours	72	3.6	25	1.8	2.8
1 Loaders	8 hours	4.6	1.8	15	1.5	1.4
1 Crushing Equip.	8 hours	5.4	1.2	13.6	1.144	1.12
1 Water Trucks	15 miles	0.29	0.033	0.41	0.004	0.010
60 Haul Truck Trips	30 miles each	35	3.9	50	0.53	1.3
20 Worker Trips	40 miles each	8.8	0.42	1.1	0.005	0.016
Total Demolition		**126**	**11**	**106**	**4.9**	**6.6**
Grading						
1 Dozers	10 hours	36	1.8	13	0.90	1.4
2 Scrapers	8 hours	20	4.3	61	7.4	6.6
1 Excavator	8 hours	8.9	1.8	13.1	1.2	0.6
1 Water Trucks	15 miles	0.29	0.033	0.41	0.004	0.010
40 Haul Truck Trips	30 miles each	23	2.6	33	0.35	0.84
20 Workers Trips	40 miles each	8.8	0.42	1.1	0.005	0.016
Total Grading		**97**	**11**	**122**	**9.9**	**9.4**
SCAQMD Threshold		**550**	**75**	**100**	**150**	**150**

Source: ~~LSA Associates, Inc., April 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.J: Peak Grading Day—Total Emissions (lbs/day)

Category	CO	ROC	NO_X	SO_X	PM_{10}
Vehicle/Equipment Exhaust (Table 4.2.I)	97	10.9	121.6	9.9	9.4
Fugitive Dust from 10 Hours of Dozer Soil Disturbance: No Mitigation	—	—	—	—	330
Fugitive Dust from 10 Hours of Dozer Soil Disturbance: with Mitigation	—	—	—	—	165
Total Grading: No Mitigation	97	10.9	121.6	9.9	339
Total Grading: with Mitigation	97	10.9	121.6	9.9	174
SCAQMD Threshold	***550***	***75***	***100***	***150***	***150***
Exceeds SCAQMD Threshold?	**No**	**No**	**Yes**	**No**	**Yes**

Source: ~~LSA Associates, Inc., March 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

Table 4.2.K: Project Operational Emissions

Source	Pollutants, lbs/day				
	CO	ROG	NO_X	SO_2	PM_{10}
Weekday					
Sit-Down Restaurant	81	6.4	11	0.06	5.8
Shopping Center	177	14	24	0.14	13
Home Depot	431	34	58	0.33	31
Total weekday emissions	**689**	**54**	**93**	**0.53**	**50**
Weekend					
Sit-Down Restaurant	101	7.9	13	0.08	7.2
Shopping Center	251	20	34	0.20	18
Home Depot	660	52	89	0.51	47
Total weekend emissions	**1,012**	**80**	**136**	**0.79**	**72**
SCAQMD Threshold	**550**	**55**	**55**	**150**	**150**
Exceed SCAQMD Threshold?[1]	**Yes/Yes**	**No/Yes**	**Yes/Yes**	**No/No**	**No/No**
Significant Air Quality Impact?	**Yes**	**Yes**	**Yes**	**No**	**No**

Source: ~~LSA Associates, Inc., December 2004.~~ LSA Associates, Inc. 2005. Air Quality Analysis.

In the Response to Comments on DEIR 2005, clarifications were made to the citations found in Section 4.2, Air Quality. These changes were made as clarifications and refinements to the text; no new citations were added. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

[1] Reporting status for weekday/weekend scenarios

DEIR 2005

SECTION 4.2: AIR QUALITY

4.2.2 METHODOLOGY

Air quality in the project area would be affected by long-term air emissions from stationary sources and mobile sources related to the proposed project. The URBEMIS 2002 model was used to predict these project-related long-term impacts. Localized air quality impacts (i.e., CO concentrations [CO hot spots]) in the project area would be affected by increased traffic flow due to the proposed project. The California Department of Transportation (Caltrans) CALINE4 model was used to assess the project's impact on the local CO concentrations. There are currently no federal project-level requirements for air toxics analysis and CEQA only requires a consideration of the risks from toxics, ~~but provides no guidance or quantitative analysis method~~. with SCAQMD providing the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, March 2003 for guidance. This air quality analysis discusses the risks from diesel particulate matter (PM) exhaust, which poses the greatest cancer risks among all identified air toxics and is also the area of highest public concern. The project's potential air toxics impacts are also evaluated.

In the Response to Comments on DEIR 2005, clarifications were made regarding guidance documents available for air toxics analysis. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

DEIR 2005

4.2.4 IMPACTS AND MITIGATION MEASURES

Less Than Significant Impacts

Long-Term Microscale (CO Hot Spot) Analysis

An assessment of project related impacts on localized ambient air quality requires that future ambient air quality levels be projected. Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the North Long Beach station, the closest station with monitored CO data, showed a highest recorded one hour concentration of ~~9.7~~5.8 ppm (State standard is 20 ppm) and a highest eight hour concentration of ~~5.7~~4.7 ppm (State standard is 9 ppm) during the past three years (see Table 4.2.D).

In the Response to Comments on the DEIR 2005, corrections were made regarding the highest one-hour and eight-hour concentrations at the North Long Beach Station. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

DEIR 2005

SECTION 4.3: BIOLOGICAL RESOURCES

4.3.2 METHODOLOGY

As mentioned above, biological resources impacts were evaluated as a result of a reconnaissance survey, focused surveys for the burrowing owl, and a jurisdictional delineation of waters of the U.S. In addition, a records search was conducted to assist in determining the existence or potential occurrence of any sensitive plant and animal species or sensitive natural communities on site or in the project vicinity. Database records for the *Los Alamitos* USGS 7.5 minute series quadrangle were examined using the ~~(~~CDFG~~)~~'s Natural Diversity Database RareFind 3, Version 3.0.3, and the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants of California (6th ed., electronic version 1.5.2).

In the Response to Comments on DEIR 2005, clarifications were made to the reference of CDFG's Natural Diversity Database Rarefind 3, Version 3.0.3 in Section 4.3, Biological Resources. The change was made as a clarification to the text. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.6: HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measures

4.6.4 Prior to issuance of any demolition permits, predemolition surveys for ACMs and LBPs (including sampling and analysis of all suspected building materials) and inspections for mercury-containing fixtures, and PCB-containing electrical fixtures shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e.: ASTM E 1527-00, and 40 CFR, Subchapter R, Toxic Substances Control Act [TSCA], Part 716). All identified ACMs, LBPs, and PCB-containing electrical fixtures shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., SCAQMD) and to provide safety to workers and the adjacent community. The project applicant shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the City of Long Beach Health Department showing that abatement of any ACMs, LBPs, or mercury-containing fixtures, or PCB-containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and CCR Title 8, Article 2.6). An Operating & Maintenance Plan (O&M) shall be prepared for any ACM, LBP, or PCB-containing fixtures to remain in place and would be reviewed and approved by the City Health Department.

In the Response to Comments on DEIR 2005, clarifications were made regarding mitigation measures for hazardous materials to include testing for and proper disposal of mercury-containing building materials. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

DEIR 2005

SECTION 4.7: HYDROLOGY AND WATER QUALITY

4.7.5 IMPACTS AND MITIGATION MEASURES

Mitigation Measures

4.7.1 Prior to issuance of a grading permit, the City of Long Beach shall ensure that construction plans for the project include features meeting the applicable construction activity best management practices (BMPs) and erosion and sediment control BMPs published in the *California Stormwater BMP Handbook—Construction Activity* or equivalent. The construction contractor shall submit a Storm Water Pollution Prevention Plan (SWPPP) to the City that includes the BMP types listed in the handbook or equivalent. The SWPPP shall be prepared by a civil or environmental engineer and will be reviewed and approved by the City Building Official prior to the issuance of any grading or building permits. The SWPPP shall reduce the discharge of pollutants to the maximum extent practicable using BMPs, control techniques and systems, design and engineering methods, and such other provisions as appropriate. A copy of the SWPPP shall be kept at the project site.

The construction contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. The construction contractor shall inspect BMP facilities before and after every rainfall event predicted to produce observable runoff and at 24-hour intervals during extended rainfall events, except on days when no ongoing site activity takes place. Prestorm activities will include inspection of the major storm drain grate inlets and examination of other on-site surface flow channels and swales, including the removal of any debris that blocks the flow path. Poststorm activities will include inspection of the grate inlets, for evidence of unpermitted discharges. The construction contractor shall implement corrective actions specified by the City of Long Beach Building Official, as necessary, at the direction of the City of Long Beach Director of ~~Public Works~~ Planning and Building~~-~~. Inspection records and compliance certification reports shall be submitted to the City of Long Beach Director of ~~Public Works~~ Planning and Building on a monthly basis and shall be maintained for a period of three years. Inspections shall be scheduled monthly during the dry season and weekly during the wet season for the duration of project construction or until all lots and common areas are landscaped.

4.7.4 Prior to issuance of a building permit, the City of Long Beach Director of ~~Public Works~~ Planning and Building shall review and approve a project Standard Urban Storm Water Mitigation Plan (SUSMP). The project SUSMP shall identify all of the nonstructural and structural BMPs that will be implemented as part of the project in order to reduce impacts to water quality to the maximum extent practicable by addressing typical land use pollutants and pollutants that have impaired Los Cerritos Channel and Reach 1 of the San Gabriel River.

4.7.5 Prior to issuance of a building permit, the City of Long Beach shall, under the direction of the City of Long Beach Director of ~~Public Works~~Planning and Building~~-~~, approve a plan to ensure ongoing maintenance for permanent BMPs. This plan shall include a statement from the applicant accepting responsibility for all Structural and Treatment Control BMP maintenance until the time the property is transferred. All future transfers of the property to a private or public owner shall have conditions requiring the recipient to assume responsibility

for the maintenance of any structural or Treatment Control BMP. The condition of transfer shall include a provision requiring the property owner to conduct a maintenance inspection at least once a year and retain proof of inspection. In addition, educational materials indicating locations of storm water facilities and how maintenance can be performed shall accompany first deed transfers.

4.7.6 Prior to issuance of a building permit, the City of Long Beach Director of ~~Public Works~~Planning and Building/City Engineer shall review and approve a final Hydrology Plan. The Hydrology Plan shall include any on-site structures or modifications of existing drainage facilities necessary to accommodate increased runoff resulting from the proposed project and shall indicate project contributions to the regional storm water drainage system. The Hydrology Plan shall show all structural BMPs, consistent with the project SUSMP.

In the Response to Comments on DEIR 2005, corrections were made to the person responsible for water-quality related approvals. These changes to DEIR 2005 do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.1 EXISTING ENVIRONMENTAL SETTING

Fire Protection

Table 4.10.A: Applicable Long Beach Fire Department Station Locations

Station	Location	Distance from Project Site	Approximate Response Time	Equipment
8	5365 E. 2nd Street	~~1.18~~2.33 miles	6 minutes	Engine company with advanced life support (ALS) capabilities
14	5200 Eliot Avenue	~~2.32~~1.97 miles	~~8~~ 6 minutes	Engine company with a paramedic rescue
22	6340 Atherton Street	~~1.86~~2.00 miles	~~7~~ 4 minutes	Engine company with ALS capabilities and a Battalion Chief

Source: Long Beach Fire Department 2004.

In the Response to Comments on the Recirculated Draft EIR, corrections were made to the responding times of the Long Beach Fire Department. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.1 EXISTING ENVIRONMENTAL SETTING

Fire Protection

The Fire Department maintains a limited ~~mutual~~ automatic aid agreement with the Los Angeles County Fire Department and the Orange County Fire Authority. ~~That agreement is currently under examination and may be significantly altered or eliminated in the near future.~~ The Fire Department is also part of the California Office of Emergency Services Master Mutual Aid system.

~~The Insurance Services Office (ISO) conducts a municipal survey and ranks cities as to their degree of fire safety. Cities are evaluated in terms of deficiency points and are then assigned a class ranking between 1 and 10, with 1 being the highest rating. The Long Beach Fire Department received a class 1 ranking during the last survey.~~

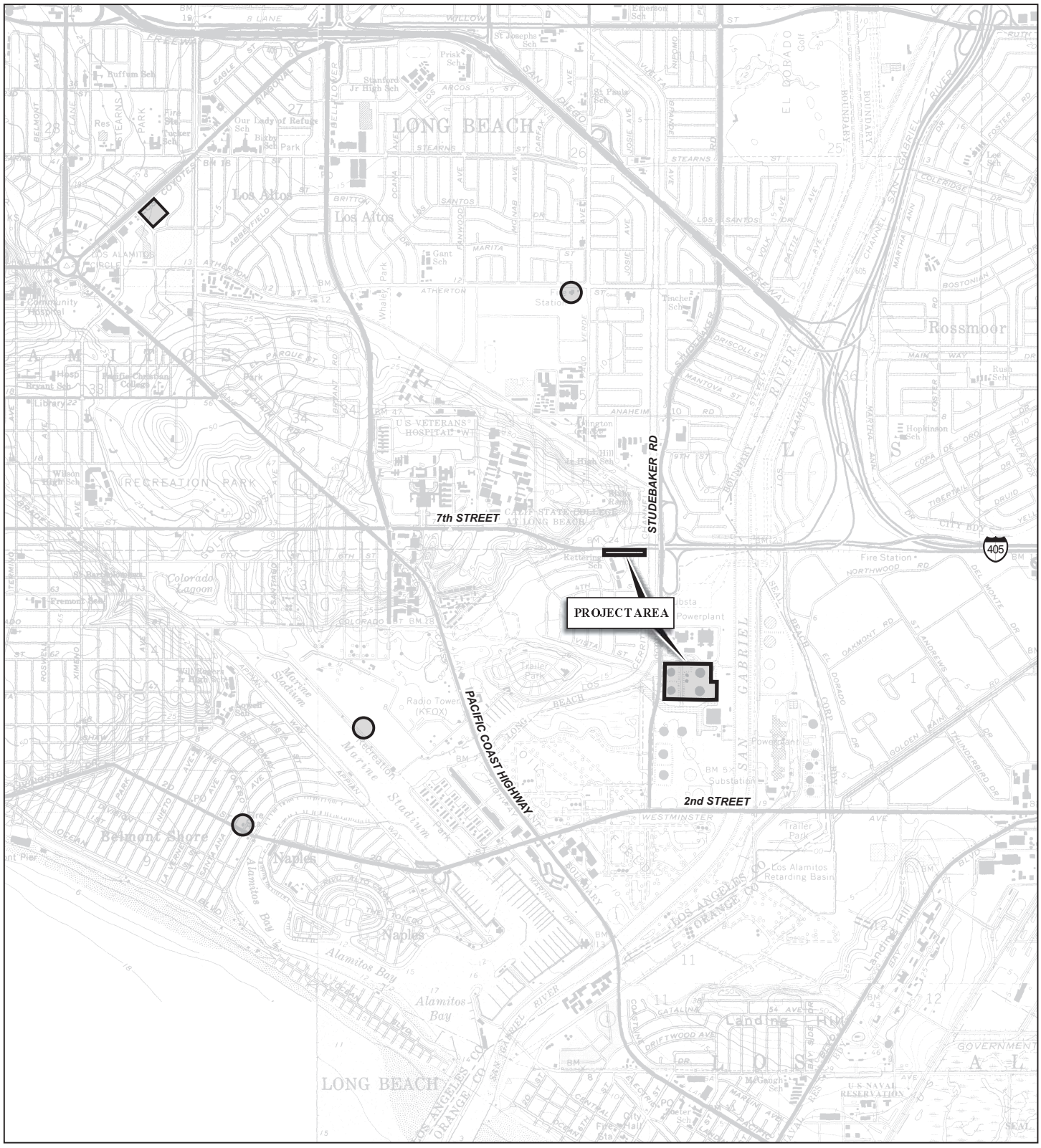
In the Response to Comments on the Recirculated Draft EIR, corrections were made to the existing Environmental Setting discussion of the Long Beach Fire Department. The information on the ISO was deleted since the information has changed since the Recirculated Draft EIR was released and the terms of the Automatic Aid Agreement have been modified. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

Figure 4.10.1: Police and Fire Stations

In the Response to Comments on the Recirculated Draft EIR, changes were made to Figure 4.10. The revised figure is shown on the next page. The figure was revised to depict the correct location of Station 14. This change clarifies information presented in the Recirculated Draft EIR, does not result in a significant impact, and has no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.



LSA

LEGEND

- Fire Station
- Police Station

N

0 1000 2000

FEET

FIGURE 4.10.1

SOURCE: USGS 7.5' Quads - Seal Beach & Los Alamitos, Ca.

Home Depot East Long Beach

Police and Fire Stations

I:\CLB430\G\Police&Fire.cdr (8/8/06)

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.1 EXISTING ENVIRONMENTAL SETTING

Water

The LBWD provides water services for domestic, irrigation, and fire protection purposes to developments within the City of Long Beach. The LBWD also reviews project plans to ensure compliance with all applicable fire code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrant placement. The LBWD provides 100 percent of the City's water needs, mixing locally developed water from LBWD operated wells with water from the Metropolitan Water District (MWD). The LBWD takes advantage of the MWD's off-peak rate structure during the winter months, beginning in September. During the summer months, the LBWD satisfies almost 42 percent of its demand by pumping its own wells and about 50 percent by importing water from the MWD. The remaining 8 percent of the water supply for nondrinking purposes is tertiary treated reclaimed water from the Sanitation Districts of Los Angeles County Long Beach Reclamation Plant owned and operated by the County Sanitation Districts of Los Angeles. Water in the harbor area and north and west portions of Long Beach is purchased from MWD and distributed from the J. Will Johnson Reservoir. The Harbor Department (the Port of Long Beach) gets its water from three sources, including LBWD's Alamitos Reservoir, LBWD's J. Will Johnson Reservoir and from the Los Angeles Department of ~~Public Works~~ Water and Power (LADPW). ~~The LADPW currently serves the western portion of the Port of Long Beach.~~

The LBWD also provides reclaimed water services within the City of Long Beach. The Water Reclamation Plan has a design capacity of 25 millions gallons per day and currently processes an average flow of 16.7 million gallons per day. The available capacity at the Long Beach Water Reclamation Plan is eight million gallons per day. ~~provides approximately 21 million gallons per day (mgd) of reclaimed water.~~ The City of Long Beach utilizes water for irrigation in local parks, golf courses, schools, cemeteries, nurseries, freeways, greenbelts, and other landscaped areas.

In the Response to Comments on the Recirculated Draft EIR, corrections and clarifications were made regarding water services in the City of Long Beach. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.4 IMPACTS AND MITIGATION MEASURES

Less Than Significant

Fire Protection. Per the ~~Uniform~~ California Fire Code (~~U~~CFC), fire flow requirements are based on building type and floor area and range from 1,250 to 5,000 gpm at a pressure of 20 psi. Based on hydraulic analysis, the LBWD system can provide fire flows at the intersection of Studebaker Road and Loynes Drive in excess of ~~an analysis of the domestic water system, it was determined that the required~~ 5,000 gpm ~~can be delivered to all of the on-site project areas~~. LBWD would provide a potable master meter near the intersection of Studebaker Road and Loynes Drive and it would be the developer's responsibility to install a private water system beyond the meter to serve the development. Backflow prevention assemblies would be required on all fire lines. As such, water system capacity within the City of Long Beach will be adequate to handle fire flow requirements for the proposed project. The project will include a new water system for water delivery throughout the site. Infrastructure will be sized to accommodate the required fire flows, and the City of Long Beach Fire Department will determine the required flow for individual structures based on type of construction, building size, and occupancy. Adequate water pressure and pipeline capacity exist in the main service lines that will serve the property to provide adequate fire flow, and no improvements to the existing water system will be required. Therefore, no significant impacts related to fire flow will occur as a result of project implementation.

In the Response to Comments on the Recirculated Draft EIR, corrections were made to the text in Section 4.10, Public Services and Utilities, regarding fire flows that can be provided by LBWD. These clarifications to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.4 IMPACTS AND MITIGATION MEASURES

Less Than Significant

Water. The proposed project includes the replacement of existing on-site infrastructure and provides connections to existing water mains under Studebaker Road. Existing on-site lines will be abandoned and removed, and new private water lines will be constructed. Project water lines will include an on-site loop system connecting two 8-inch lines to the 12-inch water main in Studebaker Road. When the private on-site water lines are connected to LBWD water lines in Studebaker Road, coordination with LBWD will be necessary.

In addition to water used by the retail/commercial portion of the proposed project, water will also be used to irrigate the proposed open space site at the intersection of 7th Street and Silvera Avenue. Based on an estimated water usage of 2 inches per acre per week, water demand for irrigation of the open space site will be approximately ~~74,100~~74,396 gallons per week or ~~10,586~~10,628 gpd.[1]

In the Response to Comments on the Recirculated Draft EIR, corrections and clarifications were made to the text in Section 4.10, Public Services and Utilities. These corrections and clarifications to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

[1] Robert Villanueva. Long Beach Water Department. May 24, 2006.

RECIRCULATED DRAFT EIR

SECTION 4.10: PUBLIC SERVICES AND UTILITIES

4.10.4 IMPACTS AND MITIGATION MEASURES

Sewer. Due to the lack of existing sanitary sewer facilities at the site, the proposed project includes construction of a private sewer line connecting the project site to the existing Vista Street sewer system described above. The private sewer line will connect to the public sewer system at the intersection of Palo Verde and Vista Street. Figure 3.8, Sewer Extension, illustrates the proposed changes to the existing sewer system. The private on-site sewer system will be constructed to Long Beach Planning and Building standards and maintained by Studebaker LB, LLC. Gravity sewer lines in public streets or Long Beach Water Department (LBWD) easements will be designed to LBWD standards. The project also includes the annexation of the project site into Los Angeles County Sanitation District No. 3.

In the Response to Comments on the Recirculated Draft EIR, clarifications were made to the text in Section 4.10, Public Services and Utilities, regarding the private sewer line. These clarifications to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 6.0: OTHER CEQA TOPICS

6.1 SEAPORT MARINA/CUMULATIVE TRAFFIC ANALYSIS

Mitigation Measures Related to Traffic Circulation

4.11.4 Prior to issuance of any certificates of occupancy, the applicant, in conjunction with and upon approval by Caltrans and the City Public Works Director, shall install traffic signal interconnect along Studebaker Road from 2nd Street to the SR-22 westbound ramp signal. This will allow vehicles from 2nd Street to have progressive flow to the freeway on-ramp on Studebaker Road.

4.11.5 Prior to issuance of any certificates of occupancy, the applicant, in conjunction with and upon approval by Caltrans and the City Public Works Director, shall develop and implement new traffic signal coordination timing for Studebaker Road for both weekday and weekend traffic conditions. This will provide signal coordination utilizing the new interconnect described above.

4.11.6 Prior to issuance of any certificates of occupancy, the applicant, in conjunction with and upon approval by Caltrans and the City Public Works Director, shall develop and implement (with Caltrans) new traffic signal coordination timing along 2nd Street from Marina Drive to Studebaker Road using existing interconnect. This should reduce delay and queuing at PCH/2nd Street.

4.11.7 Prior to issuance of any certificates of occupancy, the applicant, in conjunction with and upon approval by Caltrans and the City Public Works Director, shall develop and implement (with Caltrans) new coordination timing along PCH between Studebaker Road and 7th Street for both weekday and weekend traffic conditions.

Corrections were made to the text regarding mitigation measures related to Traffic and Circulation in Section 6.0, Other CEQA Topics, in the Recirculated Draft EIR. These changes to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.

RECIRCULATED DRAFT EIR

SECTION 6.0: OTHER CEQA TOPICS

6.3 NOISE

Construction Noise: Proposed Sewer Line

Off-site construction activities include the installation of a~~n eight-inch sewer line paralleling the existing sewer in Vista Street~~ 10-inch public sewer system which will replace portions of existing 8-inch public sewer lines in Vista Street and the Bixby Golf Course. The jackhammers, backhoes, trucks, and cranes required to install the sewer line would generate noise levels up to 86 dBA L_{max} at a distance of 50 feet. The existing homes along Vista Street would be located at a distance of approximately 30 feet. At this distance the existing residences would be exposed to noise levels of up to 90 dBA L_{max}.

In the Response to Comments on the Recirculated Draft EIR, clarifications were made to the text in Section 6.0, Other CEQA Topics. These clarifications to the Recirculated Draft EIR do not result in a significant impact and have no material effect on the findings of the EIR. Recirculation of a subsequent EIR is not required per Section 15088.5(a) of the State CEQA Guidelines.